

## **ZONING AND BUILDING AGENDA**

**APRIL 6, 2005**

### **THE ZONING BOARD OF APPEALS RECOMMENDATIONS:**

267278      DOCKET #7712 & 7741 - INTELLIGENT INVESTMENTS, LTD., Owner, 123 North Wacker Drive, Suite 575, Chicago, Illinois 60606, Application (No. A-04-04; Z04113). Submitted by same. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the R-6 General Residence District to rehabilitate an existing thirteen (13) unit apartment-hotel building into a thirteen (13) unit apartment building with a companion Variance to reduce right interior side yard setback from the minimum required 10 feet to 6 feet (existing); to reduce rear yard setback from the minimum required 40 feet to 9 feet (existing); to exceed maximum height of principal structure from the maximum allowed 2 stories to 2 1/2 stories and 3 stories (existing, but below the maximum height of 30 feet); to increase floor area ratio from the maximum allowed .60 to 1.014; to reduce the minimum size of dwelling units from the minimum allowed 600 square feet to 500 to 560 square feet for 12 of the 13 units; and to reduce required off street parking spaces from the minimum required 20 spaces to 18 spaces in Section 33 of Leyden Township. Property consists of .2419 of an acre located on the south side of Lyndale Street, approximately 120 feet east of Mannheim Road in Leyden Township. Intended use: Thirteen (13) unit apartment building.

**RECOMMENDATION: THE APPLICATION BE GRANTED.**

267280      DOCKET #7743 - DON MERCURY & DAN ERICK c/o Mercury Electric, Owners, 12816 South Mason, Palos Heights, Illinois 60068, Application (No. A-04-06; Z04139). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide lots for the purpose of maintaining the existing single family residence and building one new single family residence ~~uses and adding four (4) houses on newly created lots~~ in Section 32 in Worth Township. Property consists of approximately 2.75 acres located on the west side of Mason Avenue approximately 400 feet north of 129th Street in Worth Township. Intended use: New single family home.

**RECOMMENDATION: THE APPLICATION BE GRANTED.**

267281      DOCKET #7744 - PAUL AND NORINE DEE c/o St. Paul Trust Company, an Illinois Corporation, Trust 74-2788, Owners, 12840 South Mason, Palos Heights, Illinois 60463, Application (No. A-04-07; Z04140). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide lot for the purpose of maintaining existing single family residence and building one (1) new single family residence in Section 32 in Worth Township. Property consists of approximately .69 of an acre located on the west side of Mason Avenue approximately 100 feet north of 129th Street in Worth Township. Intended use: New single family home.

**RECOMMENDATION: THE APPLICATION BE GRANTED.**

\* The next regularly scheduled meeting is presently set for Tuesday, April 19, 2005.